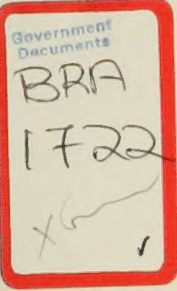


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**SOUTH BOSTON INDUSTRIAL FIRM SURVEY**  
**Boston Redevelopment Authority and EDIC/Boston**

The South Boston Industrial Firm Survey was undertaken by EDIC and BRA staff as part of the research pursuant to the development of the Fort Point Channel Interim Planning Overlay District (IPOD). This research also included a land use study for the area between the Fort Point and Reserved Channels and Bolton Street, including the Boston Marine Industrial Park.

The industrial firm survey consisted of interviews with 96 of the 195 industrial firms in subareas A through G of the study area (see attached map). The survey was designed to identify for planners and policy makers the business needs and plans of these firms and to address the stability of the firms in the face of great changes that will take place in the area. The survey included questions on employment, space needs, transportation, location characteristics, and future business plans. Conclusions are based on a preliminary analysis of the results of the survey.

This report groups 178 of the South Boston industrial firms into eight categories: printing/publishing; apparel/textile manufacturing; fish/food processing/distribution; trucking/transport; wholesale trade/distribution; furniture/wood/paper manufacturing; leather manufacturing; and metals manufacturing. Gillette and the area's machinery manufacturing firms did not participate in the survey, and are not included in this report. In addition, miscellaneous manufacturing firms, which could not be grouped by industry type, have not been included.





# R A F T

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Table 1: Industry in the South Boston Study Area, 1987\*  
(Firms, employment and salaries)

	Printing/ Publishing	Apparel/ Textile	Fish/Food Proc/Dist	Trucking/ Transport	Wholesale/ Dist	Furn/Wood/ Paper	Leather	Metals	TOTAL
Number of Firms (act.)	55	24	42	13	18	12	5	9	178
Employment (est.)	2,384	1,867	1,340	670	245	134	126	94	6,860
Employment Characteristics (est.)									
South Boston Residents	121	381	103	46	39	12	23	13	737
Percent of Total	5.1%	20.4%	7.7%	6.8%	16.0%	9.0%	18.0%	13.5%	10.7%
All Boston Residents	763	1,333	616	250	98	55	68	71	3,254
Percent of Total	32.0%	71.4%	46.0%	37.3%	40.0%	41.0%	54.0%	75.5%	47.4%
Minorities	262	1,251	456	46	33	9	45	38	2,140
Percent of Total	11.0%	67.0%	34.0%	6.8%	13.6%	7.0%	36.0%	40.0%	31.2%
"Blue Collar" Jobs	1,621	1,632	965	545	115	96	85	69	5,127
Percent of Total	68.0%	87.4%	72.0%	81.4%	47.0%	71.3%	67.2%	73.0%	74.7%
Income: \$15-24,999	882	504	549	278	69	35	20	27	2,364
Percent of Total	37.0%	27.0%	41.0%	41.5%	28.0%	26.0%	15.9%	29.0%	34.5%
Income: \$25-39,999	930	142	442	310	36	16	6	17	1,899
Percent of Total	39.0%	7.6%	33.0%	46.3%	14.7%	12.0%	4.4%	18.4%	27.7%
Ave. Annual Salary	\$28,311	\$16,900	\$25,066	\$29,300	\$22,600	\$16,600	\$26,700	\$18,300	\$24,069

\*See Study Area Map. Area H was not included in this survey. There are 195 firms total in study area. Categories listed exclude Miscellaneous Mfg. and Machinery firms. Gillette, which employs 3,400 workers, did not participate in the study, and is not included in the summary data.



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Table 2: Industry in the South Boston Study Area, 1987  
(Square footage, leases, moving plans)

	Printing/ Publishing	Apparel/ Textile	Fish/Food Proc/Dist	Trucking/ Transport	Wholesale/ Dist	Furn/Wood/ Paper	Leather	Metals	TOTAL
Occupied Sqft. (est.)	1,040,660	792,000	453,087	218,452	770,999	282,480	141,700	110,000	3,809,378
Characteristics of Current Location (Percent of Responding Firms)									
Lease building (inc. tenants at will)	93%	80%	65%	38%	66%	70%	60%	20%	72%
Lease expires by 1989	63%	38%	53%	33%	25%	75%	67%	100%	54%
Lease expires by 1993 (of firms which lease)	92%	75%	93%	67%	50%	100%	100%	100%	85%
Rent below \$5	86%	100%	21%	88%	75%	100%	100%	100%	74%
Rent \$5 - \$10 (for firms which lease)	14%	0%	57%	0%	25%	0%	0%	0%	20%
Planned Locational Changes									
Firms Moving (est.) (Percent)	31 55%	12 50%	14 33%	2 13%	0 0%	2 20%	3 60%	4 40%	68 38%
Est. Emp. Moving Firms	1,414	934	257	87	0	27	76	38	2,832
Est. Sqft Moving Firms	484,166	396,000	96,800	28,399	0	56,496	85,020	44,000	1,190,881
Percent of Firms Planning to Move: Within two years	69%	40%	87%	100%	0%	100%	67%	0%	66%
Within five years	88%	60%	100%	100%	0%	100%	67%	0%	81%





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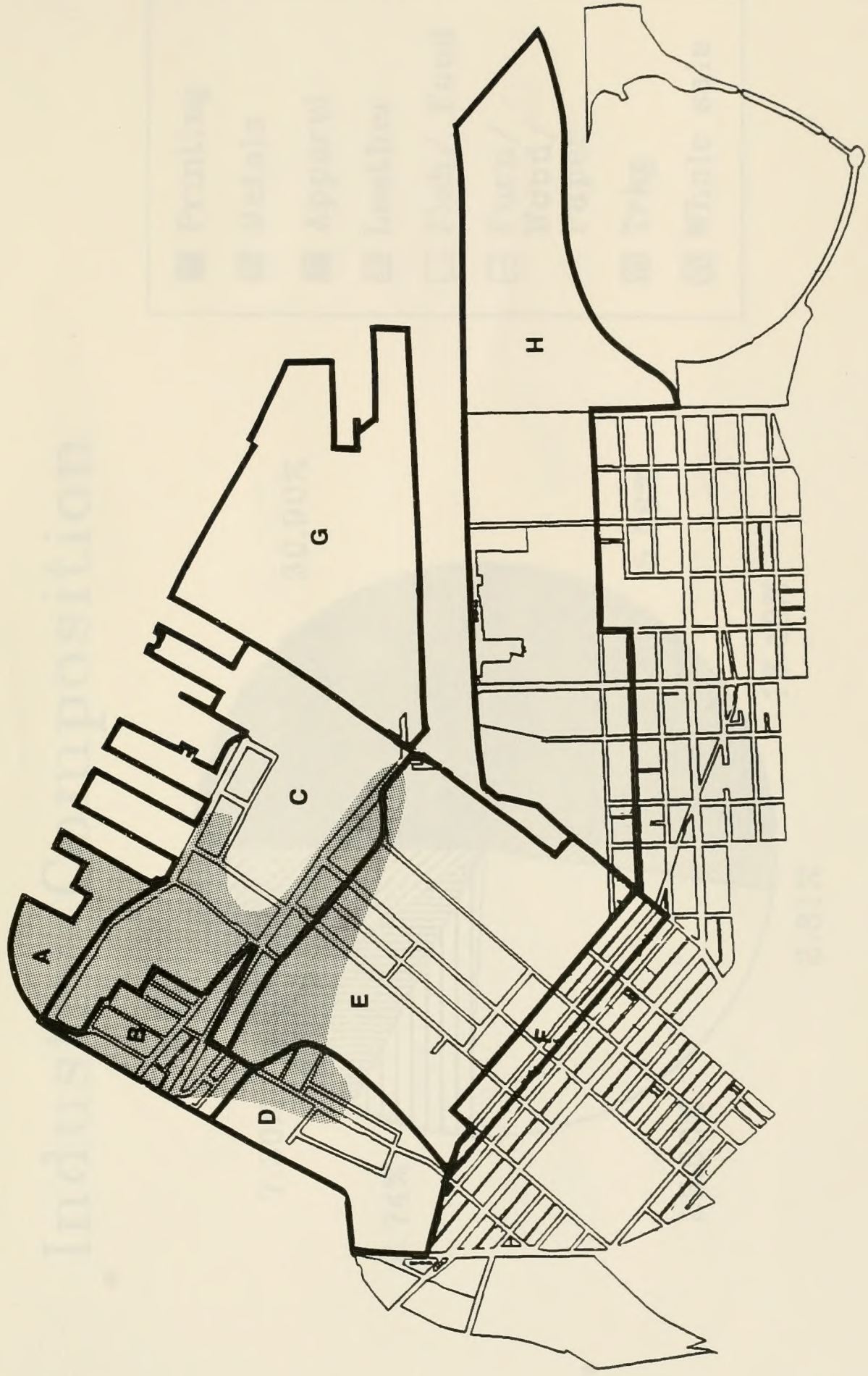
Table 3: Industry in the South Boston Study Area, 1987  
(Transportation)

	Printing/ Publishing	Apparel/ Textile	Fish/Food Proc/Dist	Trucking/ Transport Dist	Wholesale/ Dist	Furn/Wood/ Paper	Leather	Metals	TOTAL
Number of Firms (act.)	55	24	42	13	18	12	5	9	178
Employment (est.)	2,384	1,867	1,340	670	245	134	126	94	6,860
Industry Transportation (est. trips in or out of plant)									
Truck trips	220	192	672	1,105	108	60	14	18	2,389
Van trips	660	72	672	195	360	84	6	63	2,112
Employee Transportation (est.)									
Drive alone	1,478	205	764	616	152	46	52	41	3,354
Percent of total	62%	11%	57%	92%	62%	34%	41%	44%	49%
Carpool	36	803	94	0	5	9	0	9	956
Percent of total	2%	43%	7%	0%	2%	7%	0%	10%	14%
Public transportation	834	448	429	54	86	70	74	0	1,995
Percent of total	35%	24%	32%	8%	35%	52%	59%	0%	29%
Walk or other	24	411	54	0	2	9	0	43	543
Percent of total	1%	22%	4%	0%	1%	7%	0%	46%	8%






# SOUTH BOSTON INDUSTRIAL STUDY AREA

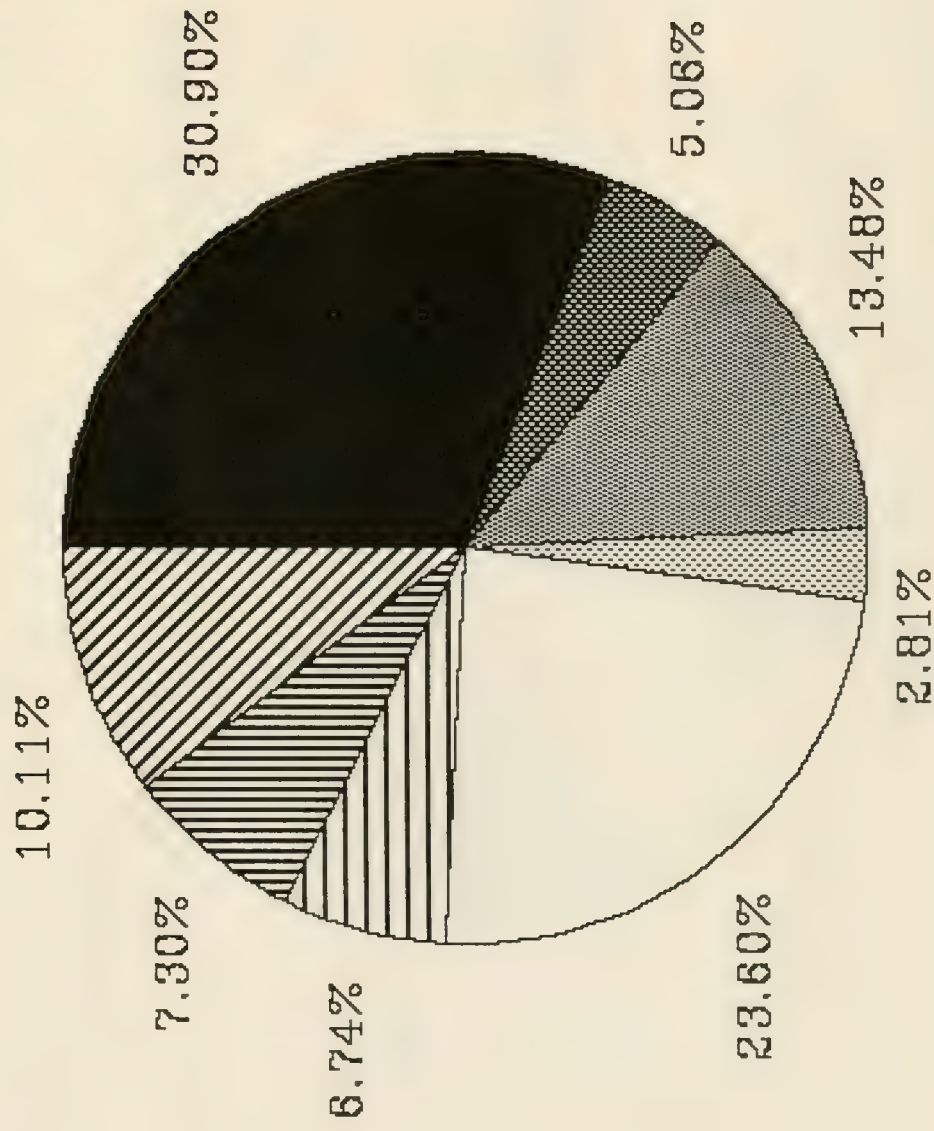


Areas A - G were included in the industrial firm survey.

 denotes area of highest firm movement.



# Industry Composition

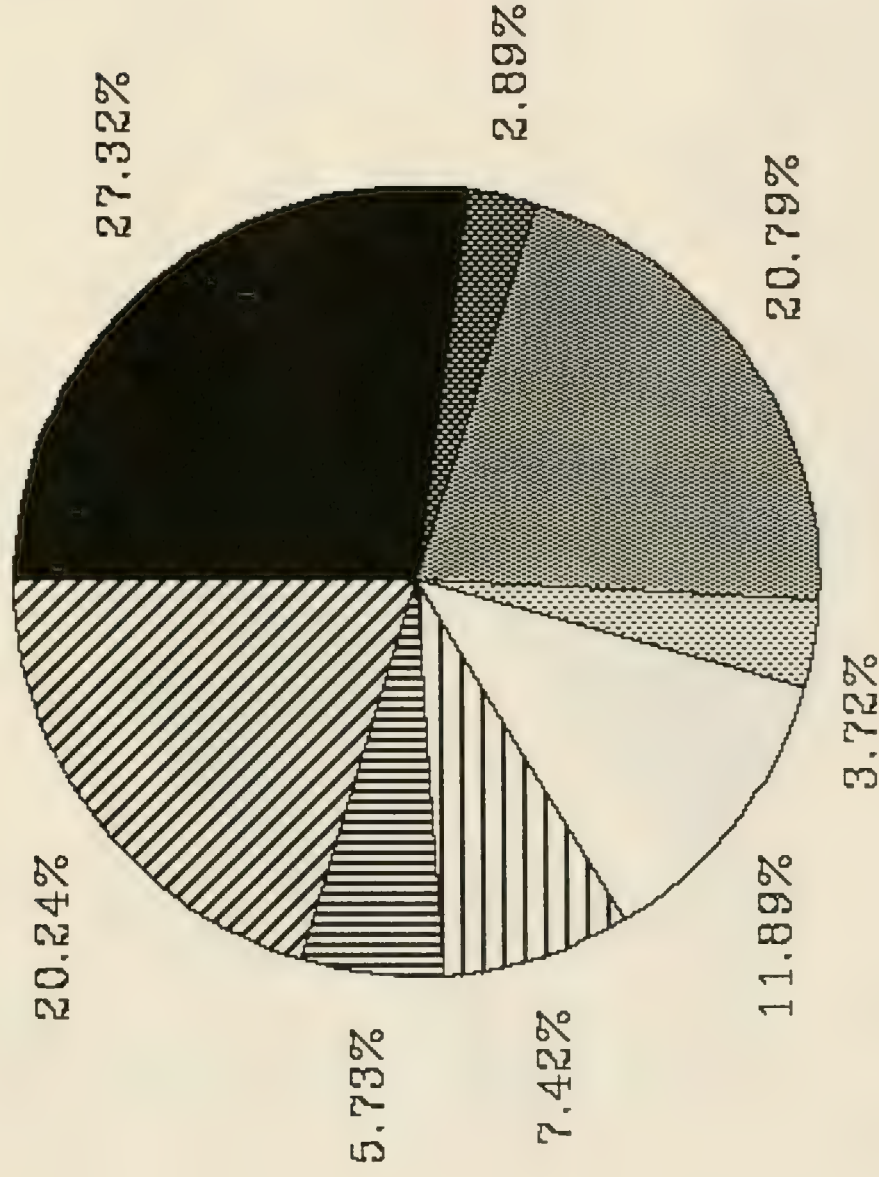


178 Firms Total





# Sq. Ft. by Industry

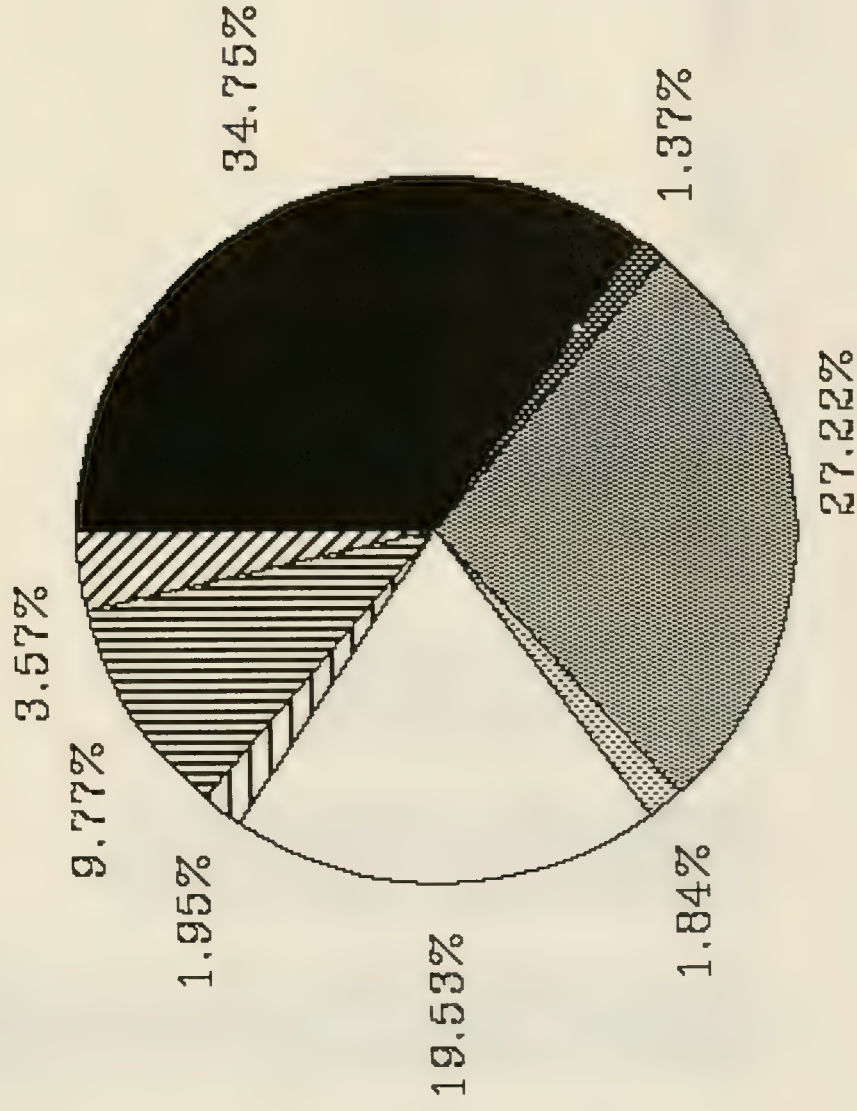
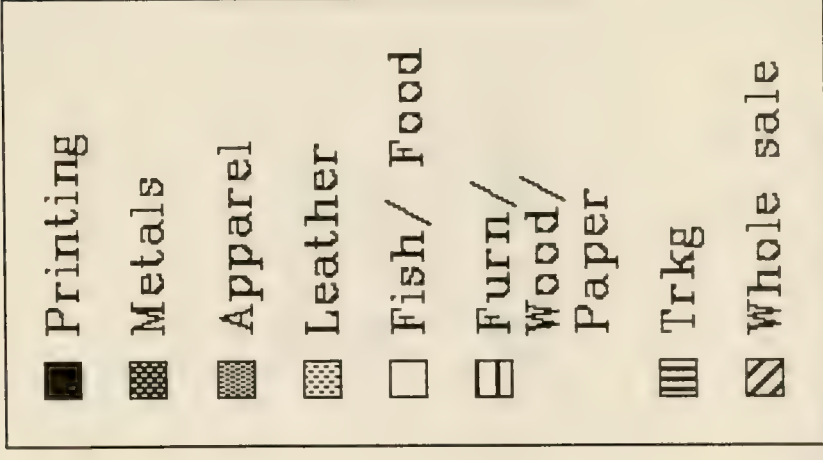


3.8 million square feet total





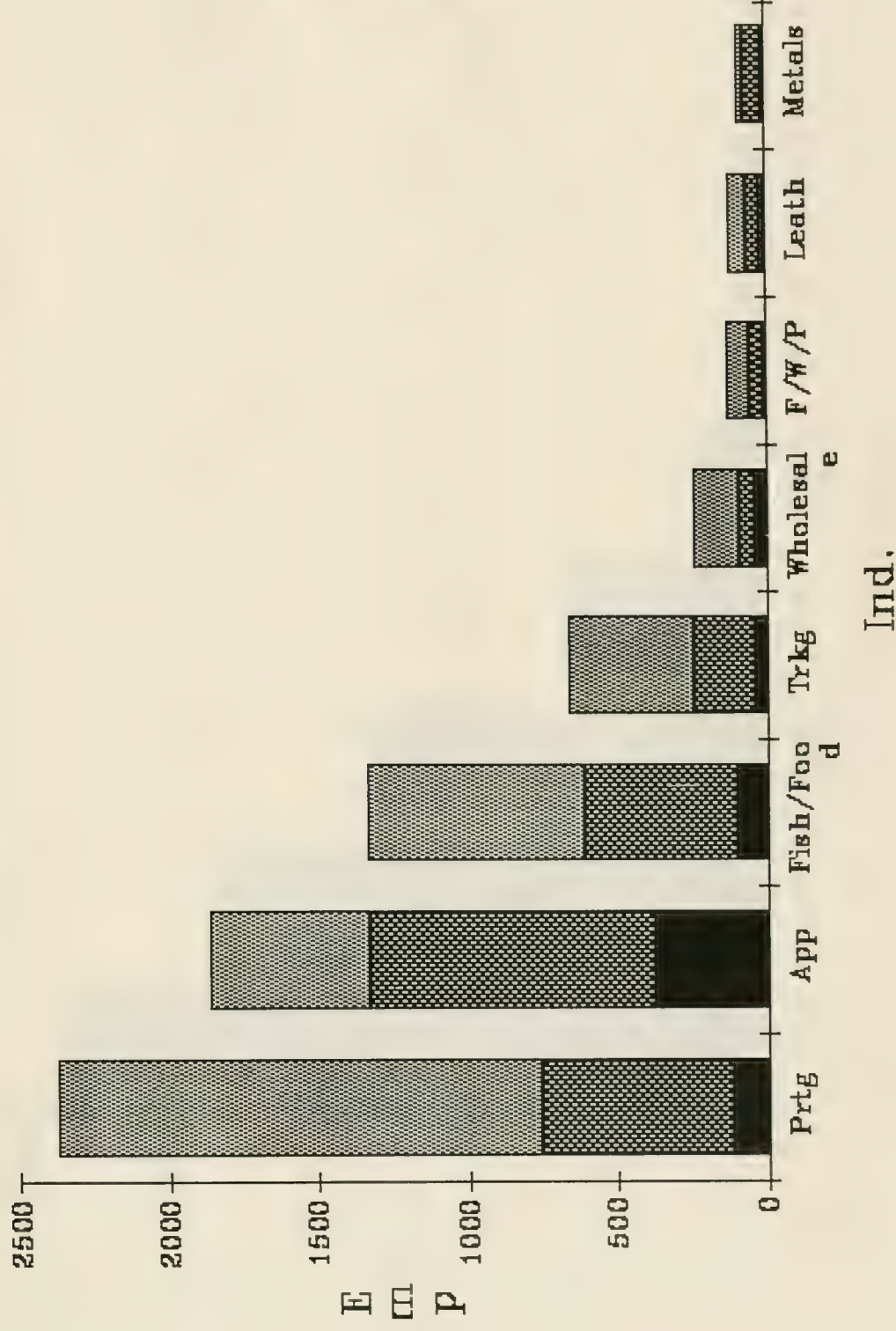
# Employment by Industry



6,860 Employees Total



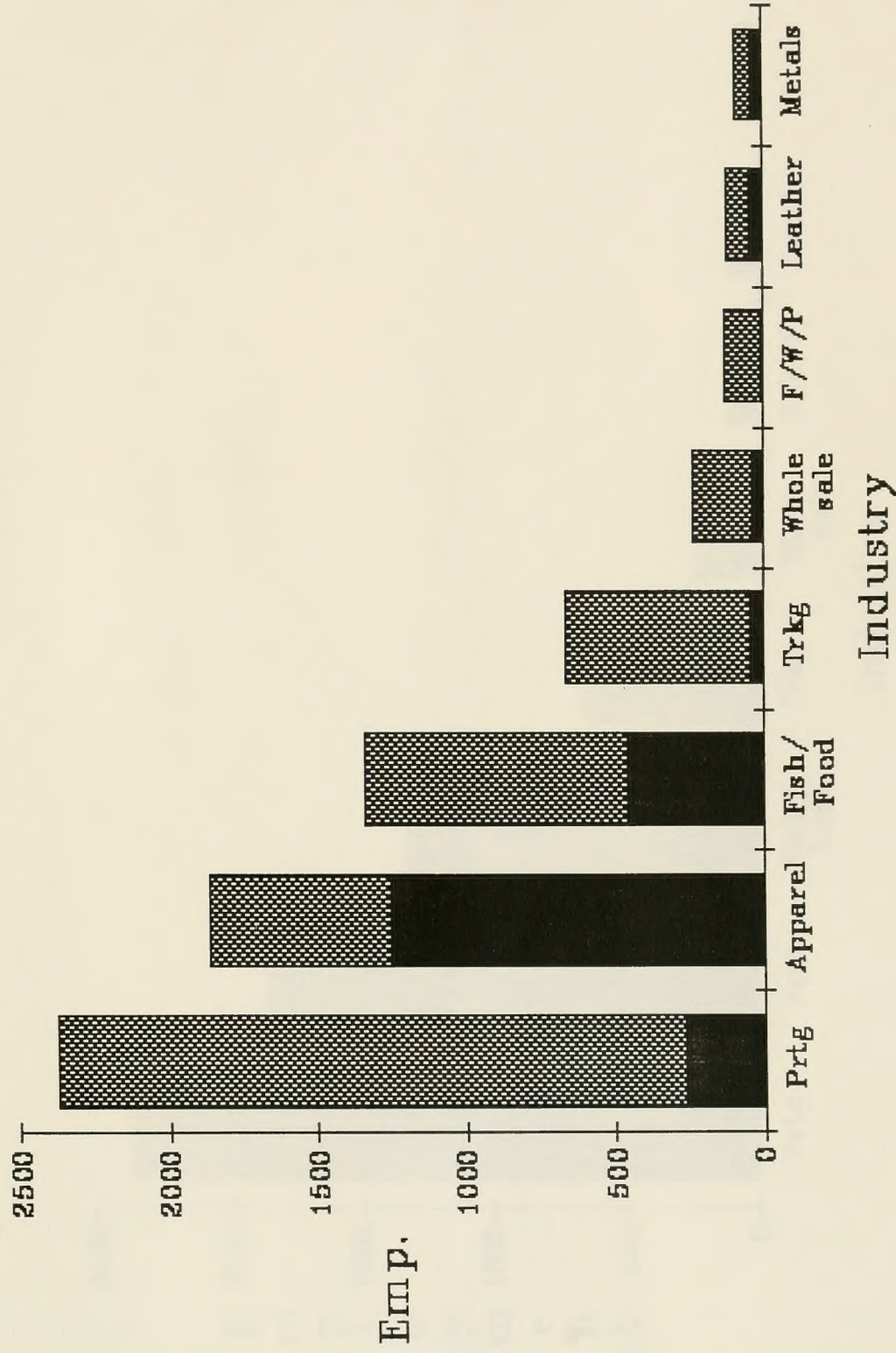
# Employee Residence







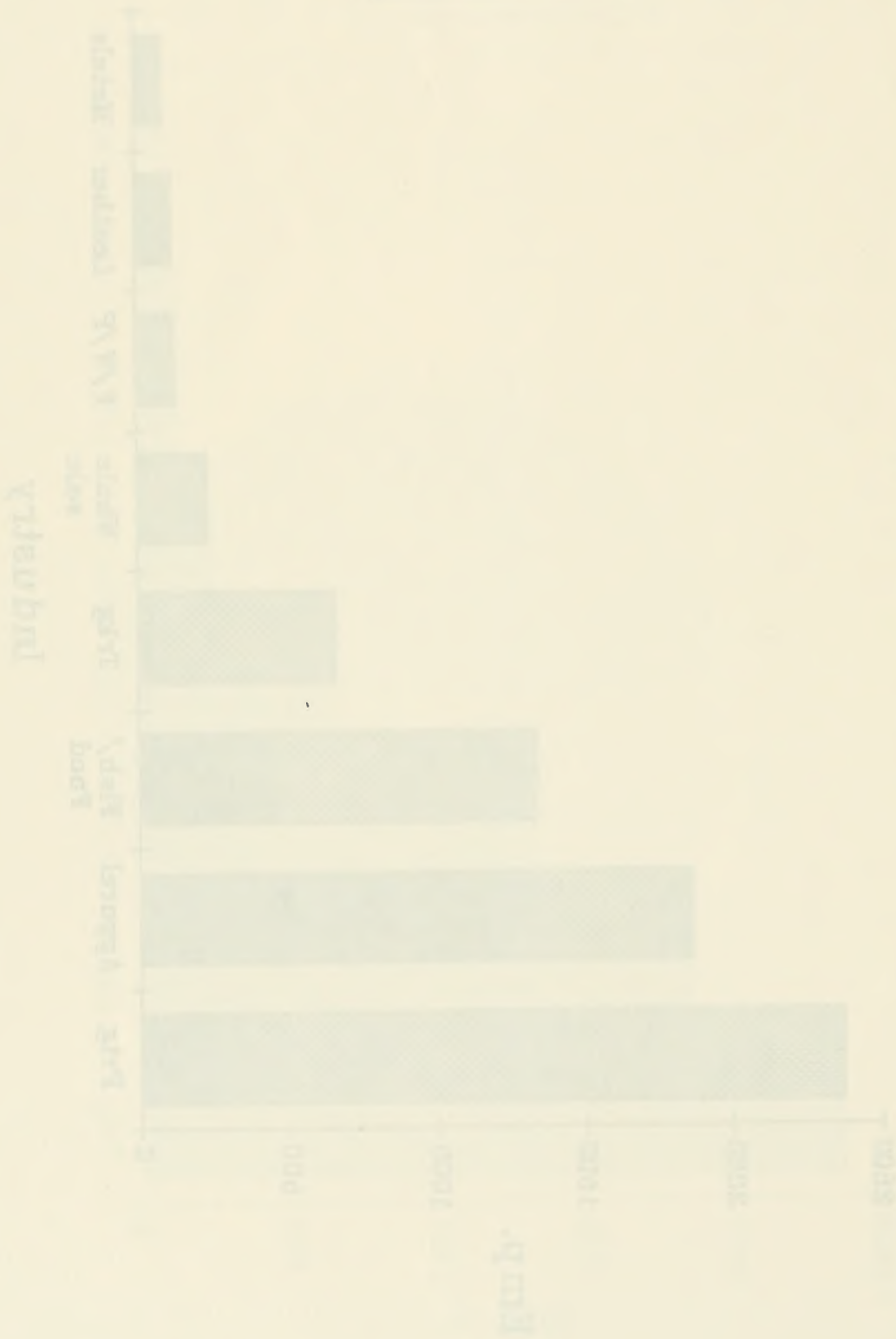
# Minority Employment



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# Firm Movement & Employment

